



## CITY OF WILLIAMSBURG

### MEMORANDUM

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**TO: Planning Commission**

**DATE: November 14, 2005**

**SUBJECT: 2005 Comprehensive Plan  
Revisions for the November 17 Work Session**

The following revisions are attached for discussion at the October 20 work session:

### REVISED CHAPTERS

#### Chapter 8 – Neighborhoods and Housing

- Page 8-7 - the "Housing Plan" has been revised:
  - #1, Preserve and protect the City's single family neighborhoods, has been merged with former #8, Take proactive steps to promote property maintenance and neighborhood preservation. These were combined because they both addressed the same issue.
  - A new #7 has been added – Develop an adequate solution to college student housing. This describes the roles of the College and the City. Similar language is included in Chapter 9 Institutions (William & Mary section) and Chapter 12 Implementation. While the three-person rule is part of the City's regulatory framework, it is not specifically mentioned.
- Page 8-7 - the final paragraph still has a number of blanks that need to be filled in with the appropriate data.
- Page 8-10 - a change has been made to the Jamestown Road Focus Area recommendations, Neighborhood Preservation, item "c." It now reads "Review zoning regulations to make sure that they adequately protect the character of the residential neighborhoods in this area." It previously read "Review zoning regulations related to the number of unrelated individuals living in individual dwelling units to determine the appropriate number, and then work to enforce this limit in the neighborhood."
- Page 8-13 – the same change described above has been made to the Richmond Road Focus Area recommendations, Neighborhood Preservation, item "c."
- Page 8-19 – the description of the Highland Park neighborhood has been modified by adding language that identifies a vacant 12 acre parcel on the east side of North Henry Street that would be suitable for affordable housing similar in character to the Strawberry Plains subdivision.

- Page 8-21 – the description of the Strawberry Plains Mixed Use area has been changed by adding language placing more emphasis on the non-residential component of the mixed use development.
- Page 8-24 – the discussion of Affordable Housing has been expanded by the addition of a discussion of a 12 acre vacant site on North Henry Street in the Highland Park neighborhood.

#### Chapter 9 – Institutions

- Page 9-3 – the Student Housing section has been revised and reorganized. The roles of the City and the College have been spelled out as follows: “It is the responsibility of the College to provide an appropriate amount of student housing on campus. Additionally, City regulations should encourage appropriate student-oriented housing off-campus to supplement the housing provided by the College.”
- Page 9-3 – the section previously titled Student-Oriented Businesses has been renamed Commercial Development Adjacent to the Main Campus, recognizing the fact that commercial development in this area will also serve the entire community. The text has been revised to reflect this change, as discussed at the last work session.
- Page 9-5 – language emphasizing the need for a pedestrian/bicycle connection to the Dillard Complex has been added.
- Page 9-5 – a map showing areas of property ownership by the College and the Colonial Williamsburg Foundation has been added.
- Page 9-6 to 9-9 – a new section on the Colonial Williamsburg Foundation has been added.

#### Chapter 10 – Commercial and Economic Development

- Page 10-2 – the “Commercial and Economic Development Development Plan” has been revised:
  - #2 has been titled Encourage businesses to locate adjacent to the College of William and Mary instead of Encourage student-oriented businesses to located adjacent to the College of William and Mary. This was based on discussion at the last work session.
- Page 10-5 – the discussion of the several distinct Center City areas has been revised by referring to the area between Armistead Avenue and Delly Corner as a Commercial area instead of a College Commercial area.
- Page 10-8 – the proposed land use for the North Henry/Scotland Street area has been changed to Medium Density Single Family Detached Residential land use, as agree to at the last work session.

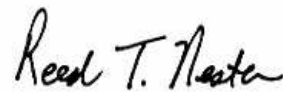
## NEW CHAPTER

### Chapter 12 – Implementation

- This chapter summarizes the implementation recommendations throughout the Plan.
- The Zoning Ordinance Recommendations are divided into several sections:
  - Center City Focus Area
  - Richmond Road Focus Area
  - Commercial Corridors
  - Shopping Centers Area
  - Mixed Use Areas
  - Medium Density Single Family Areas
  - Bed and Breakfast Uses

This will be the order that the changes to the Zoning Ordinance area presented to the Commission and City Council once the Comprehensive Plan is adopted.

- Other recommendations are for:
  - College Student Housing
  - Architectural and Archaeological Review
  - Subdivision Ordinance
  - Low and Moderate Income Housing
  - Neighborhoods
  - Economic Development
  - Inter-jurisdictional Cooperation
- Introductory paragraphs for Capital Improvement Recommendations are included, but the exact projects listed will be compiled following the completion of Chapter 11 Infrastructure, which will include Utilities, Transportation, Parks and Recreation, and Community Facilities.



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